

**TO: MAYOR AND COUNCIL, THE CITY OF BLUE RIDGE  
FROM: THE BLUE RIDGE PLANNING COMMISSION**

**THE PLANNING COMMISSION HELD A PUBLIC HEARING ON MARCH 22, 2016. THE PURPOSE OF THE HEARING WAS TO HEAR THE REQUEST OF THE MAYOR AND COUNCIL OF THE CITY OF BLUE RIDGE TO AMEND THE DEVELOPMENT GUIDELINES OF THE CBD (CENTRAL BUSINESS DISTRICT).**

**AFTER CONSIDERATION OF THE PROPOSED CHANGES, THE PLANNING COMMISSION VOTED TO RECOMMEND THE APPROVAL OF THE CHANGES AS PROPOSED. A LIST OF THE RECOMMENDED CHANGES IS ATTACHED TO THIS DOCUMENT.**

Proposed Changes to CBD development guidelines and residential urban dwelling development in the CBD Zoned District.

1. Mayor and Council, after making recommendation to limit maximum height of Buildings located in the CBD to three stories at the October 13, 2015 Council meeting, agreed to leave the height at four (4) stories on Feb. 22, 2016. (NO ACTION REQUIRED).
2. Council voted to allow urban dwellings to be located on 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> floors of buildings containing mixed uses. Commercial uses may share 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> floors provided Georgia State Building and Fire Code separation requirements are adhered to.
3. An Urban Dwelling may be located on the floor at grade provided it occupies no more than fifty (50%) percent of the floor (at grade) on which it is located. The unit must be oriented to the rear of the floor at grade. Approval of any urban dwelling unit proposed for location on the grade floor is subject to review and approval by the Zoning Administrator and the Building Official.
4. Two (2) parking spaces per dwelling unit must be provided. They shall be located on site and placed to the side or rear of the property to which they serve. Required parking spaces may be located off site (on private property) and located within the CBD. Off premise parking is subject to review and approval by the Zoning Administrator.
5. The living space of Urban Dwelling units shall average one thousand (1000) square feet in area per building in which they are located.
6. All buildings in which any mixture of commercial and residential spaces are developed, and stand alone residential developments, must be supplied with a fire suppression system. The system must be designed and installed to meet NFPA standards and any other standard as deemed necessary for the protection of the building and its occupants.
7. A trash receptacle must be provided on site and screened with materials that compliment the building to which it is associated.
8. Stand alone residential developments (those without commercial uses) located within the CBD, must be oriented with the front of the development (as determined by the Zoning Administrator) facing West First Street or East First Street. Stand alone residential developments are not allowed on through lots, unless the lot also has a commercial or mixed use building on the lot facing West Main or East Main Streets. Only commercial or mixed use buildings may front on West Main and East Main Streets.



9. A setback of five (5) feet is required between any portion of a building (stand alone residential development) and the street right of way to which it is oriented.
10. There are no density limitations pertaining to the number of urban dwelling units located within a mixed use development or stand alone residential developments located within the CBD.
11. Ten (10) percent of the lot area associated with stand alone residential developments shall be developed as an on site green space/amenity area.
12. If curbing, guttering or sidewalks do not exist along the public right of way which abuts a lot upon which a new building, or an addition to an existing building, is to be developed, the developer shall be responsible for the installation of the curbing, gutters and sidewalk. Review and approval from the Blue Ridge Street Superintendent is required prior to the issuance of permits.
13. The number of occupants permitted to live/stay/rent or by any other means, occupy a dwelling unit, shall be determined by the Zoning Administrator and or the City Building Inspector. Applicable Georgia building development codes shall be used to determine occupancy loads.